

## WARRANTY DEED

NO TRANSFER  
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

014403

RE TRANS  
TC ✓  
PRC ✓  
CF ✓  
TM  
PPO

THAT We, ALBERT W. WELLS and JEANNE M. WELLS, presently husband and wife, both of Waterville, County of Kennebec and State of Maine in consideration of One (\$1.00) Dollar and other valuable consideration paid by JEANNE M. WELLS of said Waterville whose mailing address is 57 Summer Street, Waterville, Maine the receipt whereof We to hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said JEANNE M. WELLS, her heirs and assigns forever, the following parcels of land in said ~~Waterville~~ County of Kennebec and State of Maine, with the buildings thereon, situated on the westerly side of Summer Street and bounded and described as follows, to wit:

Beginning at a stone monument sunk in the ground in the westerly side of Summer Street at the northeasterly corner of a lot of land sold by Benjamin H. Kimball to one Appoline Caron, later believed to be owned by James Cronin, thence running westerly along the northerly line of said Caron or Cronin lot one hundred fifty-three and twenty-five hundredths (153.25) feet to a stone monument sunk in the ground; thence running northerly sixty-one and one hundred forty-five thousandths (61.145) feet to a stone monument sunk in the ground at the southwesterly corner of a lot sold by Benjamin H. Kimball to one Peter Belanger, Jr., believed to be later owned by Gilbert Bourgoin; thence running easterly along the southerly line of said Belanger or Bourgoin lot one hundred forty-four and eighteen hundredths (144.18) feet to a stone monument sunk in the ground in said westerly line of Summer Street; thence running southerly along said westerly line of Summer Street sixty-one (61) feet to the point of beginning. Being the same premises conveyed to Arthur L. Reny and Alice C. Reny by said Arthur L. Reny on May 17, 1962, recorded in the Kennebec County Registry of Deeds in Book 1263, Page 288. The said Alice C. Reny died and later, on April 10, 1974, Arthur L. Reny died, testate, leaving this parcel of land to his daughter, Katheryn E. Anderson, with a life estate, however, to his then wife, Lea Reny, who subsequently died on February 21, 1987.

Also, a parcel of land beginning at a granite monument in the northeast corner of a parcel described in a deed from Mary B. Colby to the said Arthur L. and Alice C. Reny in Joint Tenancy dated May 17, 1962 and recorded in said

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Registry in Book 1263, Page 290, thence S 39° fifty and seven tenths (50.7') feet to an iron pipe; thence S 50° 36' W forty-two and forty-two one hundredths (42.42') feet to an iron pipe in the southeast corner of land now or formerly of A. Dubois; thence N 19° 37' 56" W along said Dubois fifty-seven and sixty-five hundredths (57.65') feet to a granite monument; thence 59° 19' 34" E twenty-three and seventy-five hundredths (23.75') feet to the point of beginning and containing four hundredths (.04) acres. Being a portion of the parcel of land conveyed to the said Arthur L. Reny and Alice C. Reny by deed of Mary B. Colby dated May 17, 1962 and recorded in said Registry in Book 1263, Page 290, in joint tenancy. Following the death of Alice C. Reny, Arthur L. Reny married again and upon his death on April 10, 1974, testate he left the parcel of which this is a part to his daughter, Katheryn R. Anderson, who sold the remaining portion of the original parcel on September 10, 1975 to Theda F. Colby, recorded in said Registry in Book 1848, Page 236.

Meaning and intending to convey the same premises as conveyed to Albert W. Wells and Jeanne M. Wells from Katheryn Anderson by warranty deed dated August 17, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3229, Page 57.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said JEANNE M. WELLS, her heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Jeanne M. Wells, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Jeanne M. Wells to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said JEANNE M. WELLS, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said ALBERT W. WELLS and JEANNE M. WELLS, joining in this deed as Grantors, and

relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 11th day of July, 1990.

Signed, Sealed and Delivered  
in presence of

Melinda L. Grady

Albert W. Wells  
Albert W. Wells

Melinda L. Grady

Jeanne M. Wells  
Jeanne M. Wells

STATE OF MAINE  
County of Kennebec

July 11, 1990

Then personally appeared the above named Albert W. Wells and Jeanne M. Wells and acknowledged the foregoing instrument to be their free act and deed. Before me,

Melinda L. Grady  
Notary Public/Attorney at Law  
JUL 11, 1990  
MELINDA A. GRADY

SEAL

RECEIVED KENNEBEC SS.

1990 JUL 16 AM 9:00

REGISTRY OF DEEDS